

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
S/S Ridge Road, 2200 ft. W
of c/l Falls Road * ZONING COMMISSIONER
16959 Ridge Road
5th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
Legal Owner: North Charleston * CASE # 95-238-SPH
Land Corporation, Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 16959 Ridge Road in Upperco. The Petition is filed by North Charleston Land Corporation, property owner. Under the Petition for Special Hearing, approval is sought for a Guest House to be located on the subject property as an accessory structure, pursuant to Section 1A01.2.B.7 of the Baltimore County Zoning Regulations (BCZR) for an R.C.2 zone. Further, in accordance with Section 1A01.3.B.4 of the BCZR, request is made that the Guest House not be considered a principal dwelling but a separate structure to accommodate visitors and guests to the homestead and shall not be considered for the purposes of establishing density for the subject tract.

Appearing at the requisite public hearing held for this case was Pembroke T. Harwood, Vice President of North Charleston Land Corporation. Also present was James S. Patton, the engineer who prepared the plan. The Petitioner was represented by Keith Truffer, Esquire. There were no Protes-
tants or other interested persons present.

Uncontradicted testimony and evidence presented is that the North Charleston Land Corporation is a shell corporation established for the mem-
bers of Mrs. Harwood's family which owns a significant portion of land in Baltimore County. Specifically, Mrs. Harwood indicated that her family owns approximately 666 acres in northern Baltimore County. The subject parcel is but a single piece and is identified as Parcel I on the site plan. It is 110.5 acres in area and is zoned R.C.2. The parcel is located adjacent to

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Date

By:

2/14/95
[Signature]

Ridge Road, not far from Mt. Carmel Road and Maryland Route 25 (Falls Road).

Additional testimony and evidence offered was that Parcel I is improved with an existing dwelling which serves as the home of Mrs. Harwood, her husband and children. The property also contains an existing barn which houses animals. A portion of the site is farmed but much of same is lawn or wooded. Mrs. Harwood indicated that much of her family's other holdings nearby are planted in crops.

The Petitioner proposes constructing a Guest House on the site. The Guest House would be located on the southern portion of the property, as shown on the site plan. Mrs. Harwood testified that her parents live on the Eastern Shore of Maryland and also have a residence in South Carolina. Other members of her family, including siblings, live in the Baltimore area or Philadelphia. It is envisioned that the 32 x 32 ft. guest house will be one story in height with a loft. It will contain several rooms, including a living room and a bath. It is intended to be used and occupied by members of the family when they visit Mrs. Harwood and her immediate family. It will not be rented to the public and will not be used for any commercial purposes. Mrs. Harwood explained that her house is not large enough to accommodate family visitors and friends and the Guest House is proposed to meet this purpose. Moreover, there will be no additional paving on the site; vehicular access will be across the open fields. A new well and new septic system is planned and will comply with the concerns set forth by the Department of Environmental Protection and Resource Management (DEPRM).

Upon consideration of the testimony and evidence offered, I am persuaded that the proposed relief should be granted. This is a sizable site which will surely not be overcrowded or detrimentally affected by the construction of the small Guest House. Moreover, the neighboring properties are owned by

this Petitioner. However, in order to ensure continued compatibility with the area, I will restrict the relief granted so as to not permit the guest house to be used for commercial purposes or as a Bed and Breakfast. That is, the premises can be occupied only by friends and family of the Petitioner and cannot be used as a commercial venture. Moreover, I will require the Petitioner to record a copy of this opinion and Order within the Land Records of Baltimore County so as to alert subsequent owners of this subject property as to the limits of the relief granted. Moreover, the Petitioner shall comply with all of the requirements of DEPRM as set forth in their Zoning Plans Advisory Committee (ZAC) comment of January 30, 1995. This comment primarily relates to the installation of well and septic as well as preservation of the agricultural resources on this site.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of February, 1995 that, pursuant to the Petition for Special Hearing, approval for a Guest House to be located on the subject property as an accessory structure, pursuant to Section 1A01.2.B.7 of the Baltimore County Zoning Regulations (BCZR) for an R.C.2 zone, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval that the guest house not be considered a principal dwelling but a separate structure to accommodate visitors and guests to the homestead, and shall not be considered for the purposes of establishing density for the subject tract, pursuant to Section 1A01.3.B.4 of the BCZR, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

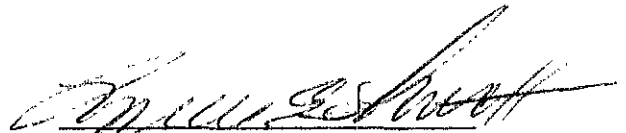
ORDER GRANTED
2/14/95
[Signature]

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall not allow the Guest House to be used as a commercial venture in any manner and shall not be used as a Bed and Breakfast or similar facility, but be occupied only by friends and family of the property owner.

3. The Petitioner shall comply with all requirements of the Department of Environmental Protection and Resource Management (DEPRM) as set forth in their comments dated January 30, 1995, attached hereto and made a part thereof.

4. Prior to the issuance of any permits, the Petitioner shall record a copy of this Order in the Land Records of Baltimore County. A copy of the recorded Order shall be submitted to the Zoning Commissioner's office for inclusion in the case file.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

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DATE 2/1/95
BY M. G. G. G.

WICKHAM, L.

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

95-238-SFH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve -----

a Guest House at 16959 Ridge Road as an accessory structure in accordance with 1A01.2B7 for a R.C.2 zone. Further, in accordance with 1A01.3B4, the Guest House is not considered a principal dwelling. The Guest House shall be a separate structure for accommodating visitors/guests to the homestead and shall not be considered for purposes of density. It shall have all features for functioning as separate dwelling unit.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

N/A
(Type or Print Name)

Signature

Address

City and State

Legal Owner(s):

North Charleston Land Corp.

(Type or Print Name)

Signature

Pembroke T. Harwood, Vice President
(Type or Print Name)

Signature

Attorney for Petitioner: Robert S. Handzo, Esq.

Royston, Mueller, McLean & Reid

(Type or Print Name)

Signature

102 W. Pennsylvania Ave., Suite 600

Address

Towson, MD. 21204

City and State

Attorney's Telephone No.: (410) 823-1800

16959 Ridge Road (410) 374-1339
Address Phone No.

Upperco, MD 21155
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

James S. Patton, P.E.
Name

305 W. Chesapeake Ave. (410) 296-2140
Towson, MD. 21204 Address Phone No.



OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING -1/2HR. +1HR.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: DATE 1-5-95

MICROFILMED

234

PATTON

Patton
Consultants
Ltd.
Engineering
& Site
Planning

95-238-SPH

ZONING DESCRIPTION FOR 16959 RIDGE ROAD

Election District 5th. Councilmanic District 3rd.

Beginning at a point on the south side of Ridge Road which is 20' wide at a distance of 2200' west of the centerline of the nearest improved intersecting street Falls Road which is 66' wide.

The following courses and distances, S 66° 45' E 437.25 ft.;

S 51° 00' E 396.0 ft.; N 47° 45' E 618.75 ft.; S 44° 30' E

1,584.0 ft.; S 48° 00' W 1,207.8 ft.; S 03° 00' E 1,292.5 ft.;

S 86° 30' W 374.55 ft.; N 14° 00' W 429.0 ft.; N 51° 00' W

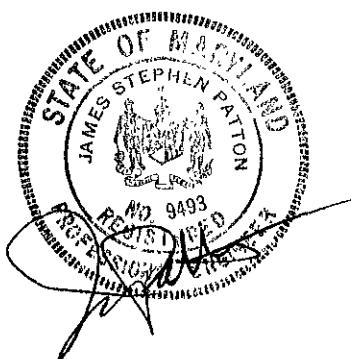
1,333.2 ft.; N 24° 30' E 244.2 ft.; N 28° 30' W 841.5 ft.;

N 44° 30' W 478.5 ft.; N 39° 00' E 277.2; and N 46° 15' E

709.5 ft.; to the place of beginning. As recorded in Deed

Book Liber 1760 Folio 517 containing 4,813,380 sf or

110.5 acres more or less.



234

James Stephen Patton

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-288-SPH

District: 5th Date of Posting: 1/24/95

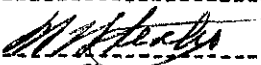
Posted for: Special Hearing

Petitioner: North Charleston Land Corp

Location of property: 16959 Ridge Rd., 9/5

Location of Signs: Facing road way on property being zoned

Remarks: _____

Posted by:  Date of return: 1/25/95
Signature

Number of Signs: 1



CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-238-SPH
(Item 234)
16959 Ridge Road
S/S Ridge Road, 2200' W
of c/I Falls Road
5th Election District
3rd Councilmanic
Legal Owner(s):
North Charleston Land
Corporation
Hearing: Thursday,
February 9, 1995 at 9:00
a.m. in Rm. 118, Old
Courthouse.

Special Hearing to approve
a guest house as an accessory
structure.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.
1/178 January 19.

TOWSON, MD.,

Jan. 20, 1995

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on Jan. 19, 1995.

THE JEFFERSONIAN,
A. Henrichs
LEGAL AD. - TOWSON

Publisher



Baltimore County
Zoning Administration &
Development Management
114 West Chesapeake Avenue
Towson, Maryland 21204

234

receipt

95-238-SPH

Account: R-001-6150

Number

JCM

Date

12-29-94

Pembroke Harwood U.P.

16959

PAGE
20

SPLC HRF (030)

50.00

POSTING (080)

35.00

85.00

UNRECORDED

03A0380122M12503

03A03801

03A0380122M12503

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 234

Petitioner: NORTH CHARLESTON LAND CORP.

Location: 16959 RIDGE ROAD UPPERCO MD. 21155

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PEMBROKE J. HARWOOD, VICE PRESIDENT

NORTH CHARLESTON LAND CORP.
ADDRESS: 16959 RIDGE ROAD

UPPERCO, M.D. 21155

PHONE NUMBER: (410) 374-1339

TO: PUTUXENT PUBLISHING COMPANY
January 19, 1995 Issue - Jeffersonian

Please forward billing to:

Pembroke T. Howard, Vice-President
North Charleston Land Corporation
16959 Ridge Road
Upperco, Maryland 21155
374-1339

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-238-SPH (Item 234)
16959 Ridge Road
S/S Ridge Road, 2200' W of c/l Falls Road
5th Election District - 3rd Councilmanic
Legal Owner(s): North Charleston Land Corporation
HEARING: THURSDAY, FEBRUARY 9, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve a guest house as an accessory structure.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JANUARY 10, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-238-SPH (Item 234)

16959 Ridge Road

S/S Ridge Road, 2200' W of c/l Falls Road

5th Election District - 3rd Councilmanic

Legal Owner(s): North Charleston Land Corporation

HEARING: THURSDAY, FEBRUARY 9, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve a guest house as an accessory structure.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: North Charleston Land Corp.
James S. Patton, P.E.
Robert S. Handzo, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 1, 1995

Robert S. Handzo, Esquire
102 W. Pennsylvania Avenue, Suite 600
Towson, Maryland 21204

RE: Item No.: 234
Case No.: 95-238-SPH
Petitioner: North Charleston Corp.

Dear Mr. Handzo:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 5, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

1995 FEB 1 11 01



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director January 30, 1995
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #234 - North Charleston Land Company
16959 Ridge Road
Zoning Advisory Committee Meeting of January 17, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

A steep slope analysis will be required to establish a forest buffer. This must be done prior to conducting soil evaluation tests.

Ground Water Management

A Percolation Test application has been filed. Prior to building permit approval, valid soil percolation tests must be conducted and a water well must be drilled meeting minimum Baltimore County Standards.

Agricultural Preservation Program

Although located on prime and productive, location is in close proximity to existing house and adjacent to stream and pond, thus would appear to have minimum impact on loss of agriculture. According to the engineer, the existing use of the area proposed is in lawn and not in agricultural use. This proposal will have minimal impact on agricultural resources.

JLP:TE:WL:sp

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: January 12, 1995

SUBJECT: 16959 Ridge Rd.

INFORMATION:

Item Number: 234
Petitioner: North Charlestown Land Corporation
Property Size: _____
Zoning: R.C.-2
Requested Action: Special Hearing
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Staff does not oppose the applicant's request for a Special Hearing to permit a Guest House as an accessory structure in accordance with Section 1A01.3B4 of the Baltimore County Zoning Regulations; however, the following conditions are recommended should the request be granted:

- 1) Record in Office of Land Records a restriction regarding the approved use of the guest house;
- 2) Record a copy of the Order with the property's deed; and
- 3) Reasonably restrict the extent to which the guest house can be improved with kitchen facilities.

Prepared by: Jeffrey W. Ly

Division Chief: Carol L. Kern

PK/JL

APPROVED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: January 23, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for January 23, 1995
Items 225, 226, 227, 229, 230, 231, 232, 233,
234, and 236

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

1-13-95

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: \$ 234 (JCM)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RECORDED

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
16959 Ridge Road, S/S Ridge Road, 2200' W	*	
of c/l Falls Road, 5th Election Dist.,	*	ZONING COMMISSIONER
3rd Councilmanic	*	
	*	OF BALTIMORE COUNTY
North Charleston Land Corporation	*	
Petitioner	*	CASE NO. 95-238-SPH
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of January, 1995, a copy of the foregoing Entry of Appearance was mailed to Robert S. Handzo, Esquire, Royston, Mueller, McLean & Reid, 102 W. Pennsylvania Avenue, Suite 600, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

ROYSTON, MUELLER, McLEAN & REID, LLP

ATTORNEYS AT LAW

SUITE 600

THE ROYSTON BUILDING

102 WEST PENNSYLVANIA AVENUE

TOWSON, MARYLAND 21204-4575

(410) 823-1800

TELECOPIER FAX (410) 828-7859

R. TAYLOR McLEAN
E. HARRISON STONE
THOMAS F. McDONOUGH
LAUREL PARETTA EVANS
KEITH R. TRUFFER
ROBERT S. HANDZO
EDWARD J. GILLISS
JOHN W. BROWNING

CHRISTINE J. SAVERDA
AARON J. VELLI
LAURENCE ANNE RUTH

OF COUNSEL
RICHARD A. REID
EUGENE W. CUNNINGHAM, JR., P. A.
CHARLES F. STEIN III, P. C.
H. EMSLIE PARKS

COUNSEL EMERITUS
H. ANTHONY MUELLER

CARROLL W. ROYSTON
1913-1991

August 30, 1996

Arnold Jablon, Director
Permits and Development
111 West Chesapeake Avenue
Towson, Md. 21204

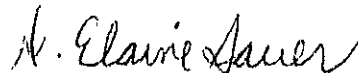
Re: Case No. 95-238-SPH
S/S Ridge Road, 2200 ft. W of c/1 Falls Road
16959 Ridge Road
Legal Owner: North Charleston Land Corporation

Dear Mr. Jablon:

In compliance with the Restrictions stated in the Order of Commissioner Schmidt dated February 14, 1995, a certified copy of the Findings of Facts and Conclusions of Law was recorded among the Land Records of Baltimore County in Liber 11771, folio 1 on August 29, 1996. Attached to this letter please find a copy of the recording receipt evidencing the recordation of same.

Please contact me if additional information is required. Thank you for your attention to this matter.

Sincerely,



D. Elaine Sauer
Legal Assistant

DES/sdr

cc: Joseph Merrey - Baltimore County Zoning Office

North Charleston
H&H Co
N042/01

*div
cc - [unclear]*

Circuit Court for
BALTIMORE COUNTY
Clerk of the Court,
SUZANNE MENSH
COUNTY COURTS BUILDING
401 BOSLEY AVE. P.O. BOX 6754
TOWSON, MD 21285-6754
(410) 887-2601

Transaction Block:	2696
Ref: RIDGE RD	
DECLARATION/BY LAWS	<i>ORDER</i>
IMP FD SURE \$2	2.00
RECORDING FEE 20	20.00
SUBTOTAL: 22.00	
TOTAL CHARGES: 22.00	
PAYMENTS	
CHECK	22.00
TOTAL TENDERED: 22.00	

Cashier: SR Reg # BA01
Rcpt # 20111
Date: Aug 29, 1996 Time: 11:40 am

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Pembroke T. Harwood

16959 RIDGE RD UPPERCO 29155

JAMES S. PATTON

305 W. CHESAPEAKE, STE 110 21208

Keith Truffer



216027.7mN
416484.7mE

216027.7mN
421971.1mE

ATTENTION'S EXHIBIT No. 2

15

645

642

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212370.1mN

BASE MAP CONSTRUCTED APRIL 1972

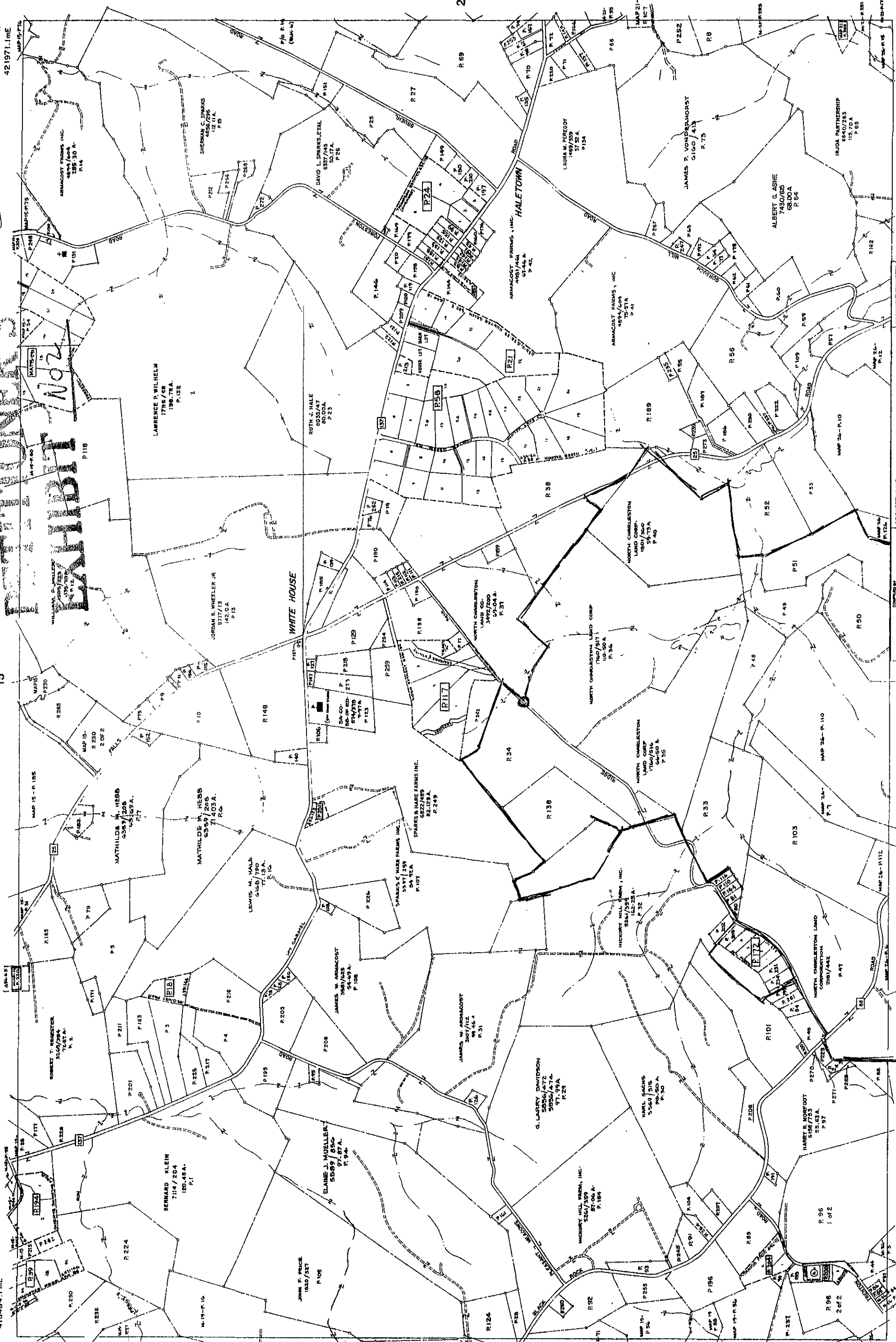
26

DEPT. OF ASSESSMENTS & TAXATION
PROPERTY MAP DIVISION

4

SCALE IN FEET

212370.1mN



PATTON

PETITIONER'S
EXHIBIT No 1

OWNER
NORTH CHARLESTON LAND CORP.
16959 RIDGE ROAD
UPPERCO MD 21155

PLAT TO ACCOMPANY
PETITION FOR SPECIAL HEARING
GUEST HOUSE PARCEL 'I'

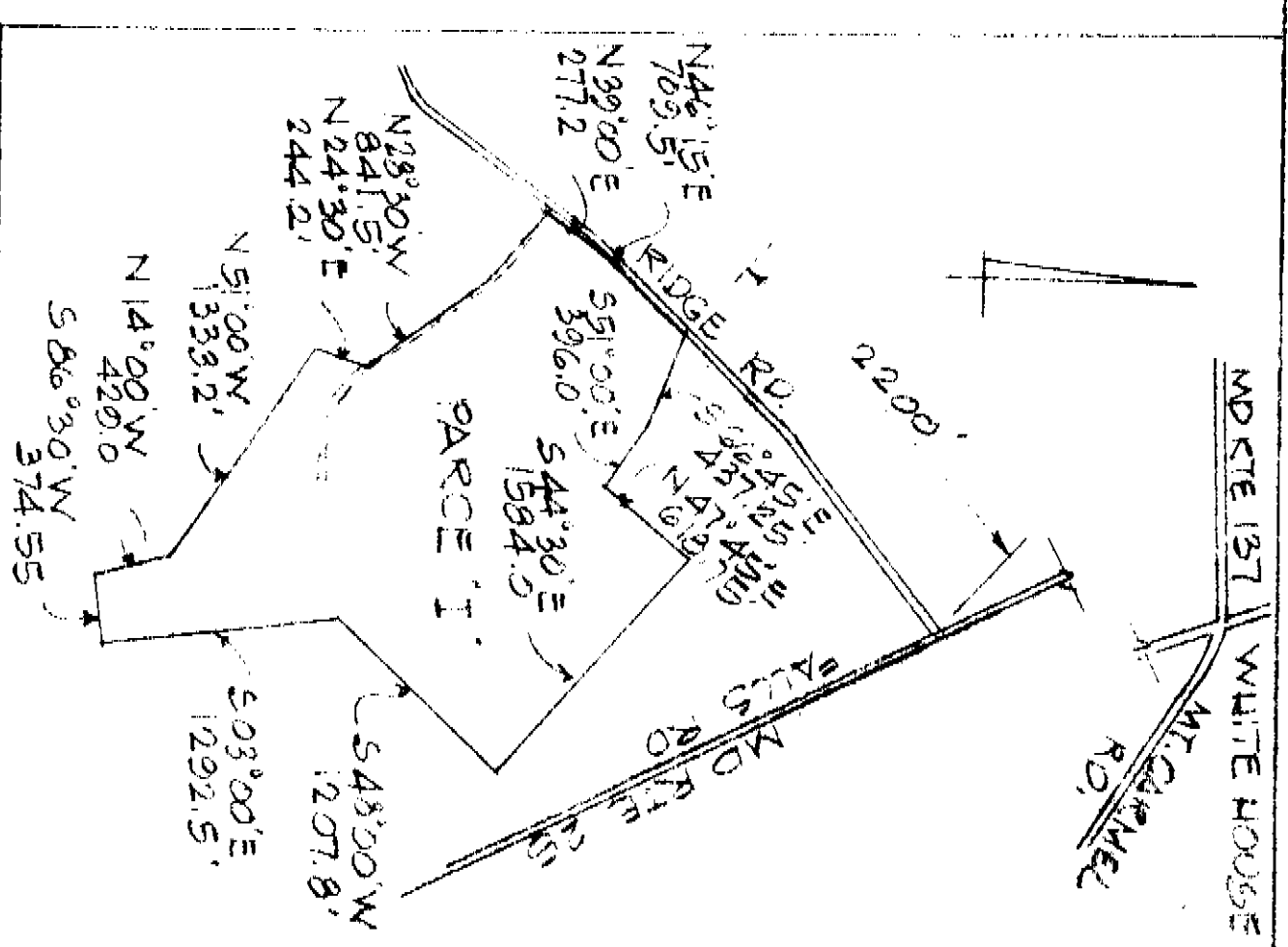
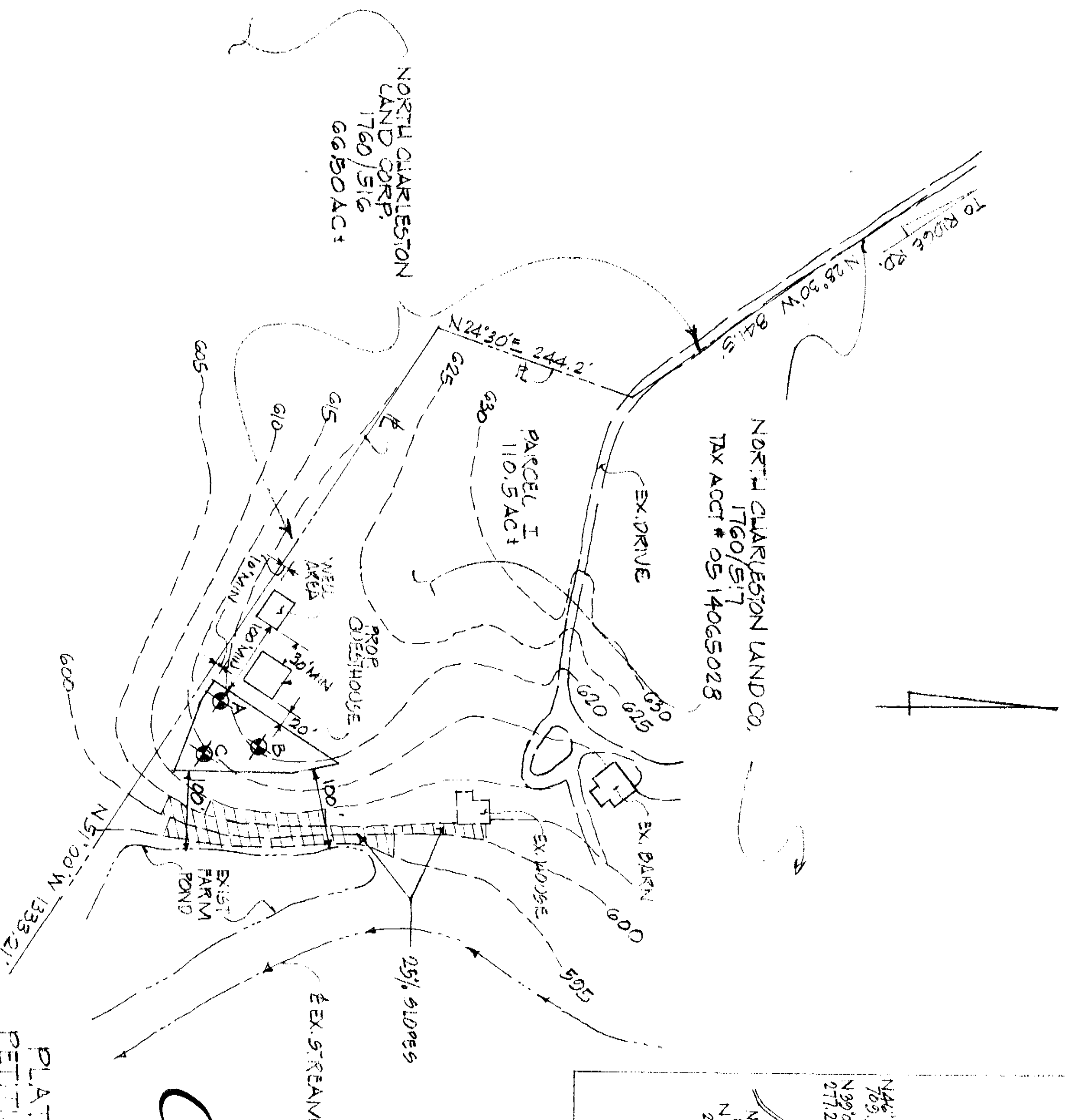
SCALE 1"=100'
STU ELEC DIST
3RD COMMUNICANIC DIST
DEC 27, 1994
BALTO. CO. MD.
R.C. 2 ZONE

PRINTED MICROFILMED

DEC 27 1994

PATTON CONSULTANTS, LTD.

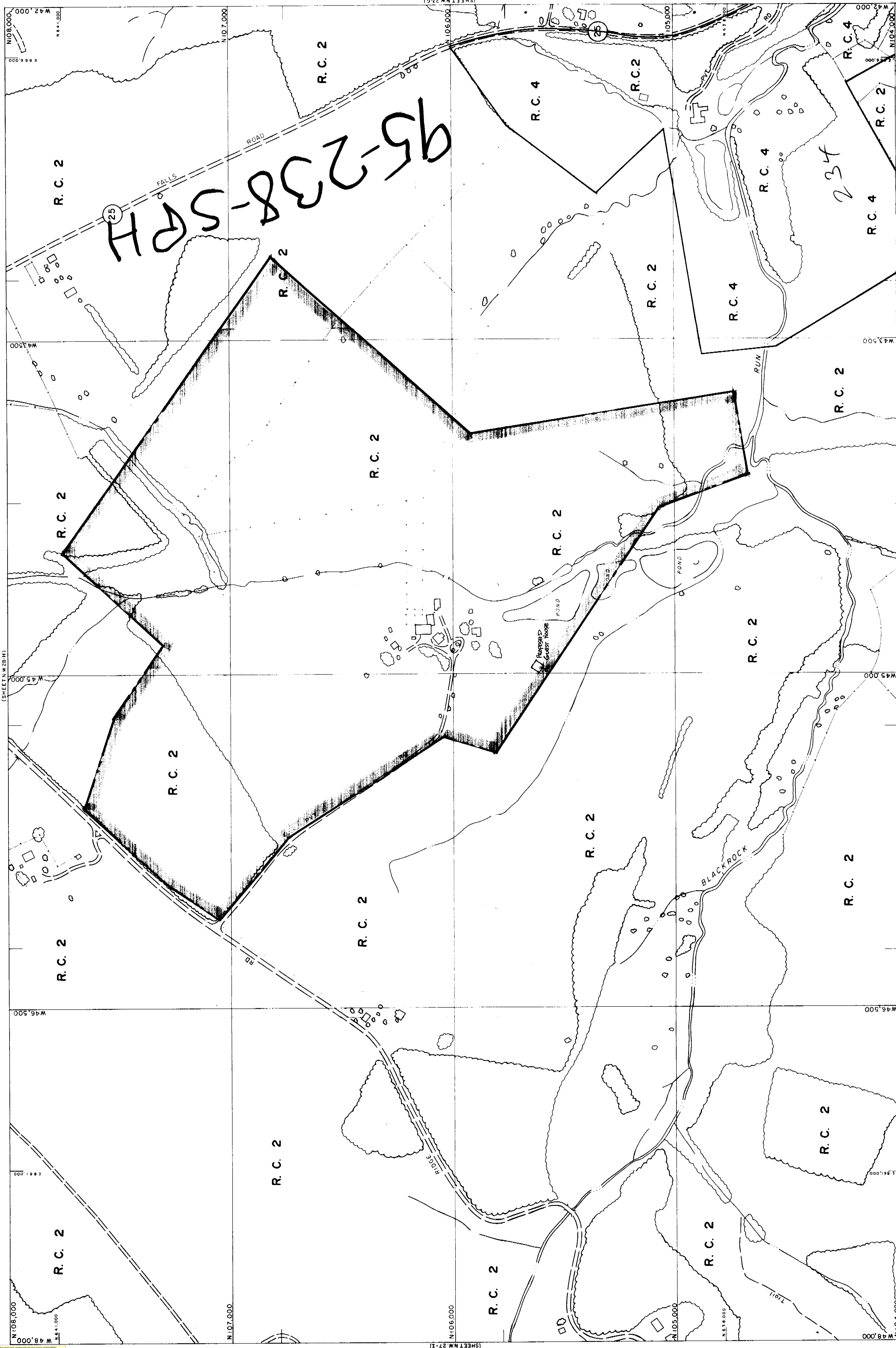
J.D. 24031



NOTES

1. ZONING HISTORY - NONE
2. THIS LOT AND ALL SURROUNDING PROPERTY IS ZONED R.C. 2

95-238-SPH



95-238-SRH

1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 Bill Nos. 144-96, 145-96, 146-96, 147-96, 148-96, 149-96, 150-96		SCALE 1" = 200'	LOCATION MICROFILMED	SHEET N. W. 27-H
1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92		DATE OF PHOTOGRAPHY JANUARY 1986	SOUTH OF WHITEHOUSE	
Baltimore County Council <i>William A. Howard IV</i> Chairman				

GG - SW GG - SE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

NORTH CHARLESTON LAND COMPANY, INC.

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
S/S Ridge Road, 2200 ft. W. * ZONING COMMISSIONER
of c/l Falls Road *
16959 Ridge Road * OF BALTIMORE COUNTY
5th Election District *
3rd Councilmanic District *
Legal Owner: North Charleston * CASE # 95-238-SPH
Land Corporation, Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 16959 Ridge Road in Upperco. The Petition is filed by North Charleston Land Corporation, property owner. Under the Petition for Special Hearing, approval is sought for a Guest House to be located on the subject property as an accessory structure, pursuant to Section 1A01.2.B.7 of the Baltimore County Zoning Regulations (BCZR) for an R.C.2 zone. Further, in accordance with Section 1A01.3.B.4 of the BCZR, request is made that the Guest House not be considered a principal dwelling but a separate structure to accommodate visitors and guests to the homestead and shall not be considered for the purposes of establishing density for the subject tract.

Appearing at the requisite public hearing held for this case was Pembroke T. Harwood, Vice President of North Charleston Land Corporation. Also present was James S. Patton, the engineer who prepared the plan. The Petitioner was represented by Keith Truffer, Esquire. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence presented is that the North Charleston Land Corporation is a shell corporation established for the members of Mrs. Harwood's family which owns a significant portion of land in Baltimore County. Specifically, Mrs. Harwood indicated that her family owns approximately 666 acres in northern Baltimore County. The subject parcel is but a single piece and is identified as Parcel I on the site plan. It is 110.5 acres in area and is zoned R.C.2. The parcel is located adjacent to

Ridge Road, not far from Mt. Carmel Road and Maryland Route 25 (Falls Road).

Additional testimony and evidence offered was that Parcel I is improved with an existing dwelling which serves as the home of Mrs. Harwood, her husband and children. The property also contains an existing barn which houses animals. A portion of the site is farmed but much of same is lawn or wooded. Mrs. Harwood indicated that much of her family's other holdings nearby are planted in crops.

The Petitioner proposes constructing a Guest House on the site. The Guest House would be located on the southern portion of the property, as shown on the site plan. Mrs. Harwood testified that her parents live on the Eastern Shore of Maryland and also have a residence in South Carolina. Other members of her family, including siblings, live in the Baltimore area or Philadelphia. It is envisioned that the 32 x 32 ft. guest house will be one story in height with a loft. It will contain several rooms, including a living room and a bath. It is intended to be used and occupied by members of the family when they visit Mrs. Harwood and her immediate family. It will not be rented to the public and will not be used for any commercial purposes. Mrs. Harwood explained that her house is not large enough to accommodate family visitors and friends and the Guest House is proposed to meet this purpose. Moreover, there will be no additional paving on the site; vehicular access will be across the open fields. A new well and new septic system is planned and will comply with the concerns set forth by the Department of Environmental Protection and Resource Management (DEPRM).

Upon consideration of the testimony and evidence offered, I am persuaded that the proposed relief should be granted. This is a sizable site which will surely not be overcrowded or detrimentally affected by the construction of the small Guest House. Moreover, the neighboring properties are owned by

-2-

this Petitioner. However, in order to ensure continued compatibility with the area, I will restrict the relief granted so as to not permit the guest house to be used for commercial purposes or as a Bed and Breakfast. That is, the premises can be occupied only by friends and family of the Petitioner and cannot be used as a commercial venture. Moreover, I will require the Petitioner to record a copy of this opinion and Order within the Land Records of Baltimore County so as to alert subsequent owners of this subject property as to the limits of the relief granted. Moreover, the Petitioner shall comply with all of the requirements of DEPRM as set forth in their Zoning Plans Advisory Committee (ZAC) comment of January 30, 1995. This comment primarily relates to the installation of well and septic as well as preservation of the agricultural resources on this site.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of February, 1995 that, pursuant to the Petition for Special Hearing, approval for a Guest House to be located on the subject property as an accessory structure, pursuant to Section 1A01.2.B.7 of the Baltimore County Zoning Regulations (BCZR) for an R.C.2 zone, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval that the guest house not be considered a principal dwelling but a separate structure to accommodate visitors and guests to the homestead, and shall not be considered for the purposes of establishing density for the subject tract, pursuant to Section 1A01.3.B.4 of the BCZR, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

-3-

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall not allow the Guest House to be used as a commercial venture in any manner and shall not be used as a Bed and Breakfast or similar facility, but be occupied only by friends and family of the property owner.
3. The Petitioner shall comply with all requirements of the Department of Environmental Protection and Resource Management (DEPRM) as set forth in their comments dated January 30, 1995, attached hereto and made a part thereof.
4. Prior to the issuance of any permits, the Petitioner shall record a copy of this Order in the Land Records of Baltimore County. A copy of the recorded Order shall be submitted to the Zoning Commissioner's office for inclusion in the case file.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

-4-

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a Guest House at 16959 Ridge Road as an accessory structure in accordance with 1A01.2B7 for a R.C.2 Zone. Further, in accordance with 1A01.3B4, the Guest House is not considered a principal dwelling. The Guest House shall be a separate structure for accommodating visitors/guests to the homestead and shall not be considered for purposes of density. It shall have all features for functioning as separate dwelling unit.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee: N/A
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: Robert S. Handzo, Esq.
Royston, Mueller, McLean & Reid
(Type or Print Name)
Signature: _____
102 W. Pennsylvania Ave., Suite 600
Towson, MD. 21204
Attorney's Telephone No.: (410) 823-1800

Legal Owner(s): North Charleston Land Corp.
(Type or Print Name)
Signature: _____
Pembroke T. Harwood, Vice President
(Type or Print Name)
Signature: _____
16959 Ridge Road
Address: _____
Upperco, MD 21155
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
James S. Patton, P.E.
Name: _____
305 W. Chesapeake Ave.
Towson, MD. 21204
Address: _____
Phone No. (410) 296-2140



OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING - 1/2HR. +1HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: mm DATE 1-5-95

234

PATTON

Patton
Consultants
Ltd.
Engineering
& Site
Planning

ZONING DESCRIPTION FOR 16959 RIDGE ROAD

Election District 5th Councilmanic District 3rd

Beginning at a point on the south side of Ridge Road which is 20' wide at a distance of 2200' west of the centerline of the nearest improved intersecting street Falls Road which is 66' wide.

The following courses and distances, S 66° 45' E 437.25 ft.;

S 51° 00' E 396.0 ft.; N 47° 45' E 618.75 ft.; S 44° 30' E

1,584.0 ft.; S 48° 00' W 1,207.8 ft.; S 03° 00' E 1,292.5 ft.;

S 86° 30' W 374.55 ft.; N 14° 00' W 429.0 ft.; N 51° 00' W

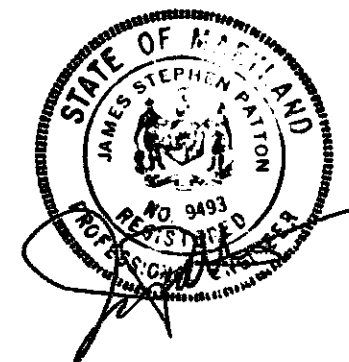
1,333.2 ft.; N 24° 30' E 244.2 ft.; N 28° 30' W 841.5 ft.;

N 44° 30' W 478.5 ft.; N 39° 00' E 277.2; and N 46° 15' E

709.5 ft.; to the place of beginning. As recorded in Deed

Book Liber 1760 Folio 517 containing 4,813,380 sf or

110.5 acres more or less.



234

305 West Chesapeake Avenue, Suite 100, Towson, Maryland 21204
410-296-2140 Fax 410-296-0410

CERTIFICATE OF POSTING

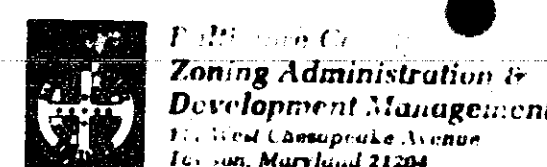
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 18 Date of Posting 1/24/95
Posted for: Special Hearing
Petitioner: North Charleston Land Corp.
Location of property: 16959 Ridge Road, Baltimore, MD
Location of Sign: Posting on July 2nd, 1995, at property being zoned
Remarks: _____
Posted by: mm Date of return: 1/25/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Jan 20, 1995
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan 19, 1995

THE JEFFERSONIAN,
LEGAL AD - TOWSON
Publisher



receipt
95-238-SPH
Account: R-01 6190
Number: JCM
Date: 12-29-94
Pembroke Harwood U.P. 16959 Page 2
234
1166 (C30) 35.00
1166 (C30) 35.00
85.00

Please Make Checks Payable To: Baltimore County



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, Director

For newspaper advertising:

Item No.: 234

Petitioner: NORTH CHARLESTON LAND CORP

Location: 16959 RIDGE ROAD UPPERCO, MD. 21155

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PEMBROKE T. HOWARD, VICE PRESIDENT

ADDRESS: NORTH CHARLESTON LAND CORP.

16959 RIDGE ROAD

UPPERCO, M.D. 21155

PHONE NUMBER: (410) 374-1339

AJ:eggs

(Revised 04/09/93)

TO: PUBLISHER PUBLISHING COMPANY
January 19, 1995 Issue - Jeffersonian

Please forward billing to:

Pembroke T. Howard, Vice-President
North Charleston Land Corporation
16959 Ridge Road
Upperco, Maryland 21155
374-1339

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-238-SPH (Item 234)

16959 Ridge Road

S/S Ridge Road, 2200' W of c/l Falls Road

5th Election District - 3rd Councilmanic

Legal Owner(s): North Charleston Land Corporation

HEARING: THURSDAY, FEBRUARY 9, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve a guest house as an accessory structure.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-1353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JANUARY 10, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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Legal Owner(s): North Charleston Land Corporation

HEARING: THURSDAY, FEBRUARY 9, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve a guest house as an accessory structure.

Arnold Jablon
Director

cc: North Charleston Land Corp.
James S. Parton, P.E.
Robert S. Handzo, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-1353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 1, 1995

Robert S. Handzo, Esquire
102 W. Pennsylvania Avenue, Suite 600
Towson, Maryland 21204

RE: Item No.: 234
Case No.: 95-238-SPH
Petitioner: North Charleston Corp.

Dear Mr. Handzo:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 5, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management January 30, 1995

FROM: J. Lawrence Pilson, DEPRM
Development Coordinator, DEPRM

SUBJECT: Zoning Item #234 - North Charleston Land Company
16959 Ridge Road
Zoning Advisory Committee Meeting of January 17, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

A steep slope analysis will be required to establish a forest buffer. This must be done prior to conducting soil evaluation tests.

Ground Water Management

A Percolation Test application has been filed. Prior to building permit approval, valid soil percolation tests must be conducted and a water well must be drilled meeting minimum Baltimore County Standards.

Agricultural Preservation Program

Although located on prime and productive, location is in close proximity to existing house and adjacent to stream and pond, thus would appear to have minimum impact on loss of agriculture. According to the engineer, the existing use of the area proposed is in lawn and not in agricultural use. This proposal will have minimal impact on agricultural resources.

JLP:TE:WL:sp

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: January 12, 1995

SUBJECT: 16959 Ridge Rd.

INFORMATION:

Item Number: 234

Petitioner: North Charlestown Land Corporation

Property Size:

Zoning: R.C.-2

Requested Action: Special Hearing

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

Staff does not oppose the applicant's request for a Special Hearing to permit a Guest House as an accessory structure in accordance with Section 1201.304 of the Baltimore County Zoning Regulations; however, the following conditions are recommended should the request be granted:

- 1) Record in Office of Land Records a restriction regarding the approved use of the guest house;
- 2) Record a copy of the Order with the property's deed; and
- 3) Reasonably restrict the extent to which the guest house can be improved with kitchen facilities.

Prepared by: Jeffery M. Z

Division Chief: Cheryl Keno

PK/JL

TTT0234/PZONE/TXTJNL

Pg. 1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for January 23, 1995
Items 225, 226, 227, 229, 230, 231, 232, 233,
234 and 236

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:aw



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 1-234 (JCM)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

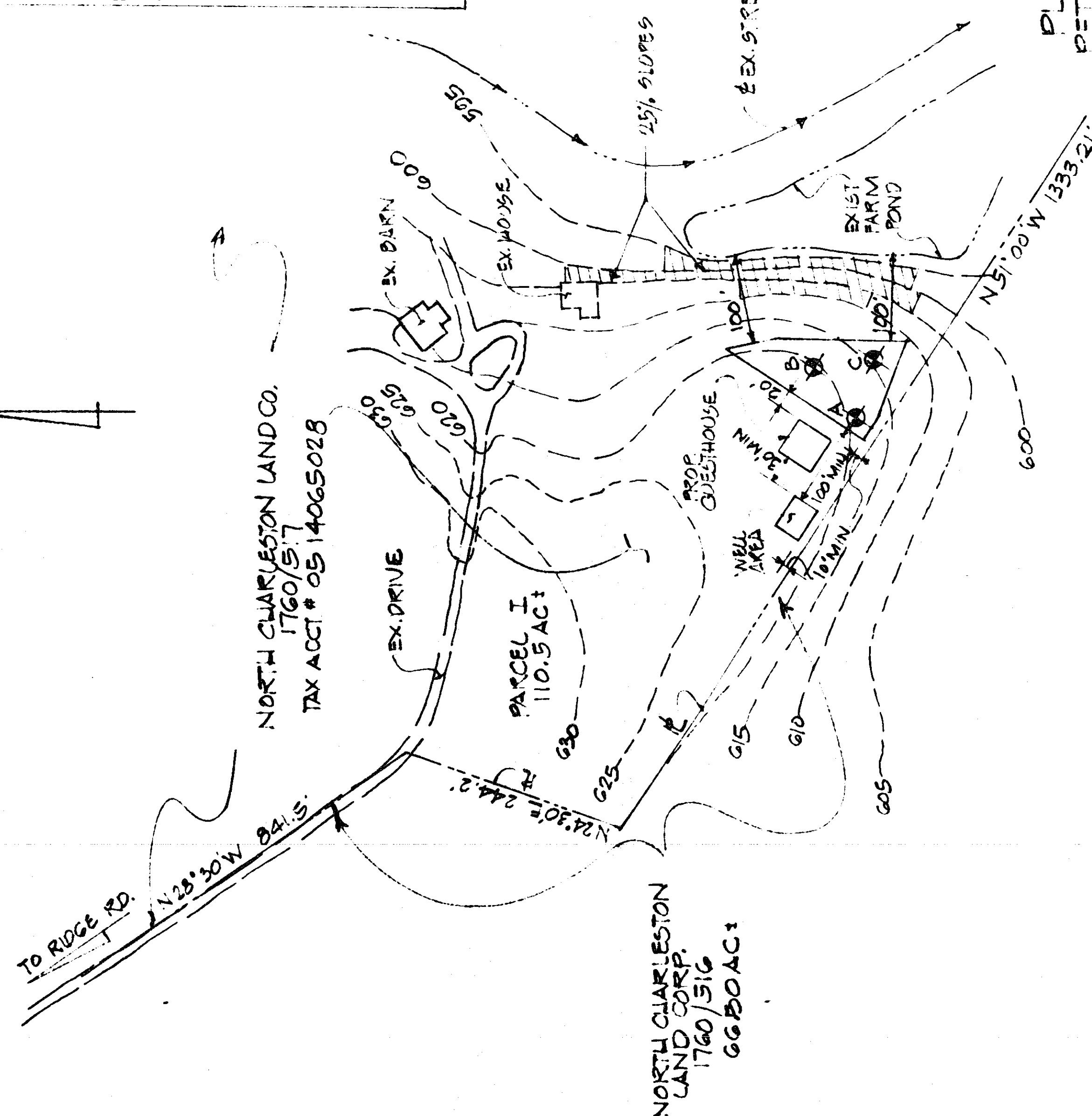
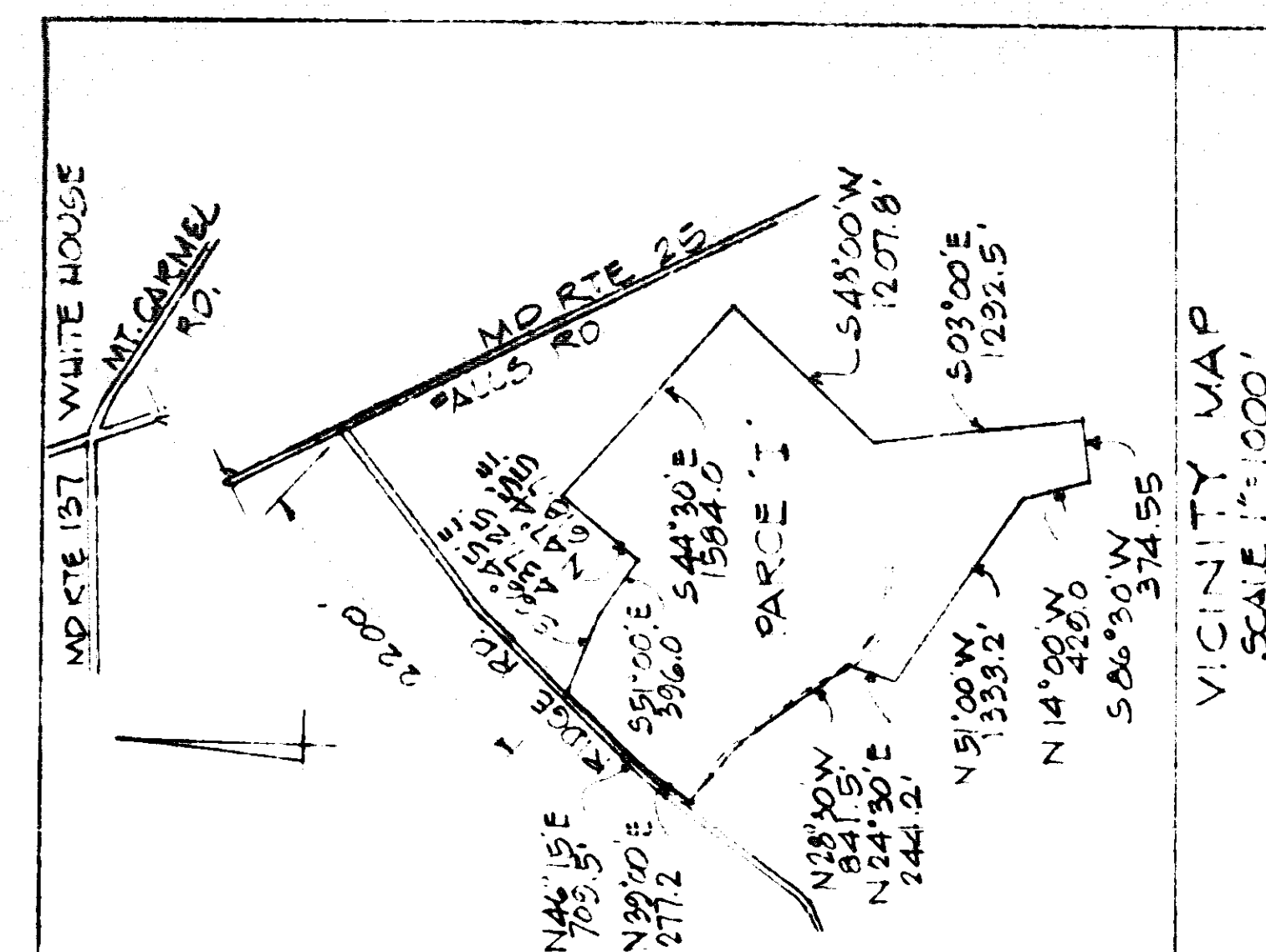
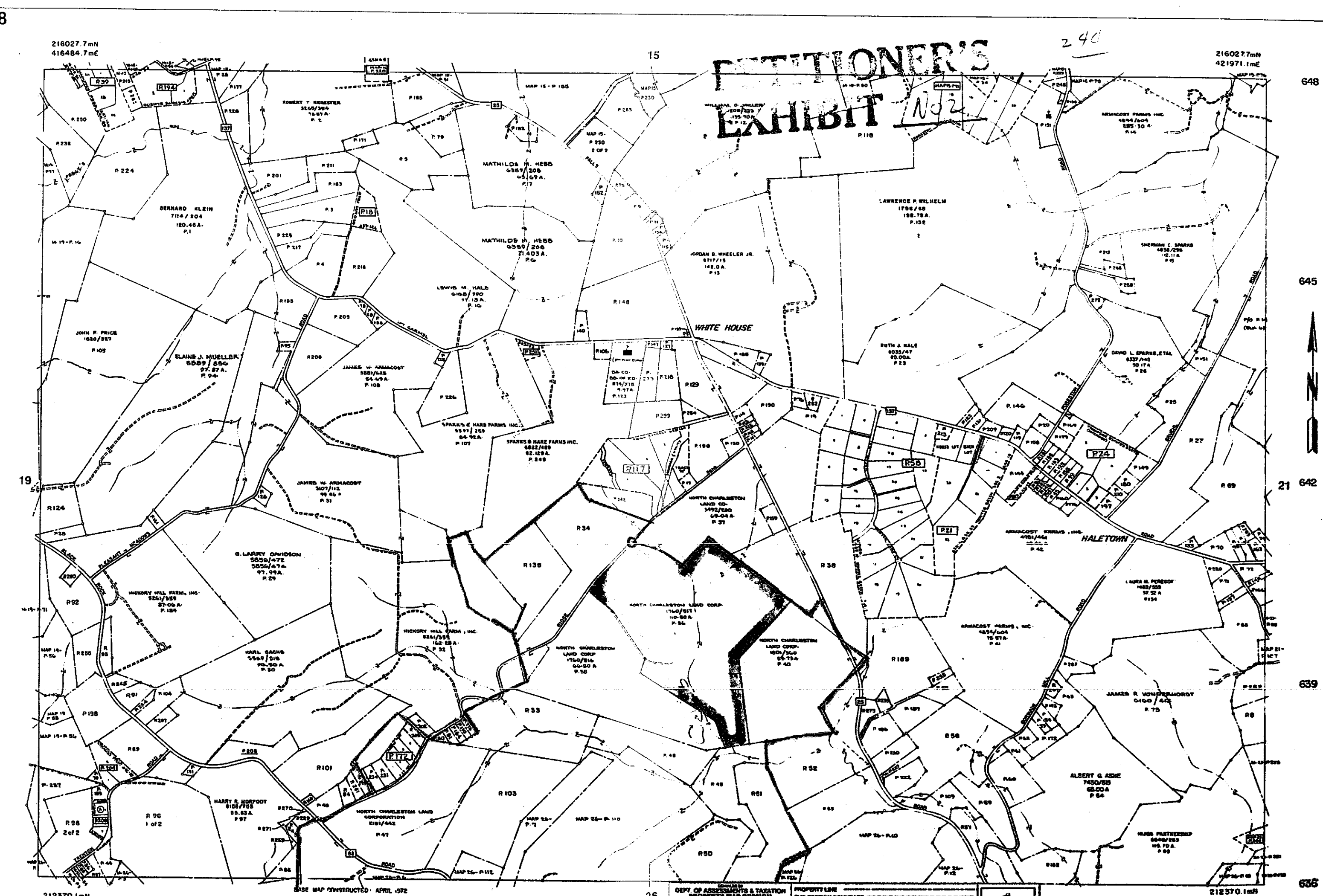
Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

Peter Max Zimmerman
PETER MAX ZIMMERMAN

[illegible]

95-238-SPH

OWNER
NORTH CHARLESTON LAND CORP
16252 R DGE ROAD
UPPERCO MD 21155

PETITIONER'S
EXHIBIT No. 1

PATTON

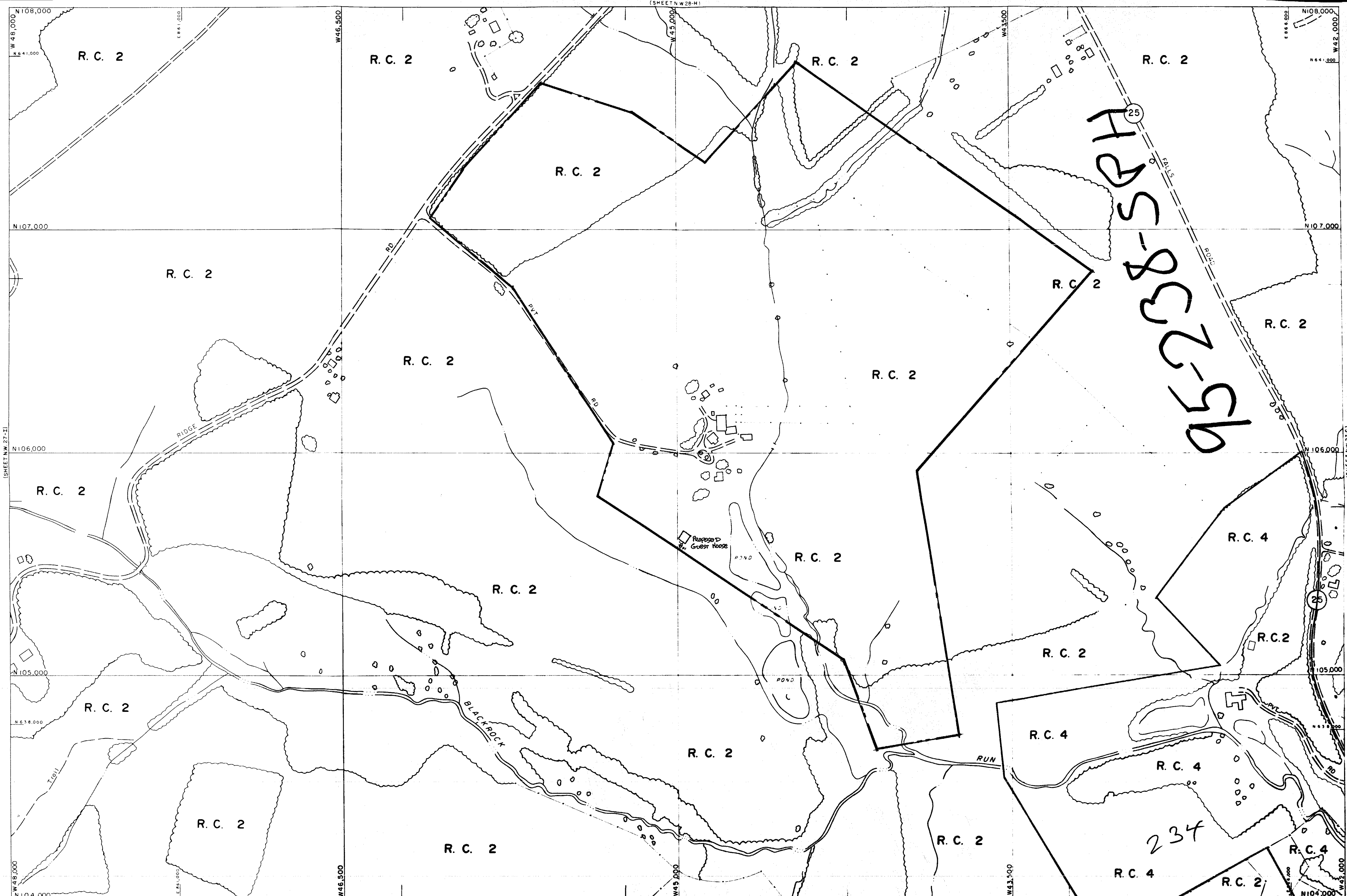
Patton Consultants Ltd., Engineering & Site Planning
305 West Chesapeake Avenue, Suite 118
Bowie, Maryland 21204
410-394-2140 Fax: 410-396-0419

PRINTED

P66; 0. 33L

STATION COLLECTOR: J. E.

J.D. 94031



GG-SW GG-SE

~~1988 COMPREHENSIVE ZONING MAP~~
~~Adopted by the Baltimore County Council~~
~~Oct. 13, 1988~~
~~Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88~~
~~*Dale T. Voss*~~
~~Chairman, County Council~~

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
William A. Howard
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200' ±	SOUTH OF WHITEHOUSE	N.W. 27-H
DATE OF PHOTOGRAPHY JANUARY 1986		

NORTH CHURCH LANE LAND COMPANY